144.0	0010	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	709,100 / 709,100
					USE VALUE:	709,100 / 709,100
					ASSESSED:	709,100 / 709,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
68		HIGH HAITH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KRAUSE DIANE R/TRUSTEE
Owner 2:	DIANE KRAUSE TRUST
Owner 3:	
Street 1:	68 HIGH HAITH ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .104 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Wood Shingle Exterior and 1300 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4536.000	260,700	3,500	444,900	709,100
Total Card	0.104	260,700	3,500	444,900	709,100
Total Parcel	0.104	260,700	3,500	444,900	709,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 545.46 | /Parcel: 545.46

Legal Description

User Acct 94711

GIS Ref

GIS Ref

Insp Date 10/01/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 144.0-0010-0004.0

!11300!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	260,700	3500	4,536.	444,900	709,100		Year end	12/23/2021
2021	101	FV	253,100	3500	4,536.	444,900	701,500		Year End Roll	12/10/2020
2020	101	FV	253,200	3500	4,536.	444,900	701,600	701,600	Year End Roll	12/18/2019
2019	101	FV	214,000	3500	4,536.	417,100	634,600	634,600	Year End Roll	1/3/2019
2018	101	FV	213,600	3500	4,536.	344,800	561,900	561,900	Year End Roll	12/20/2017
2017	101	FV	213,600	3500	4,536.	317,000	534,100	534,100	Year End Roll	1/3/2017
2016	101	FV	213,600	3500	4,536.	289,200	506,300	506,300	Year End	1/4/2016
2015	101	FV	208,500	3500	4,536.	283,600	495,600	495,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:16:49

LAST REV

Date	Time
10/07/21	15:09:45
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11300

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KRAUSE DIANE	26898-105		12/11/1996			No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/30/2021	1127	New Wind	6,830	C				
7/20/2017	911	Re-Roof	6,300	C				
11/6/2013	1638	Heat App	8,000	C				
3/29/2012	299	Redo Kit	50,920					renovate existing
9/7/1994	464		6,000					2ND FLOOR BATH

ACTIVITY INFORMATION

Date	Result	By	Name
10/1/2018	MEAS&NOTICE	HS	Hanne S
2/3/2014	Info Fm Prmt	EMK	Ellen K
2/28/2013	Inspected	BR	B Rossignol
6/5/2012	Info Fm Prmt	MM	Mary M
1/22/2009	Measured	336	PATRIOT
12/1/1999	Mailer Sent		
11/18/1999	Measured	256	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	94711
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4536		Sq. Ft.	Site		0	80.	1.23	9									444,865						444,900	

Total AC/HA:	0.10413	Total SF/SM:	4536	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	444,865	Spl Credit		Total:	444,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Poor
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	171.990
Other Features:	79957
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	354206
Depreciation:	93510
Depreciated Total:	260696

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

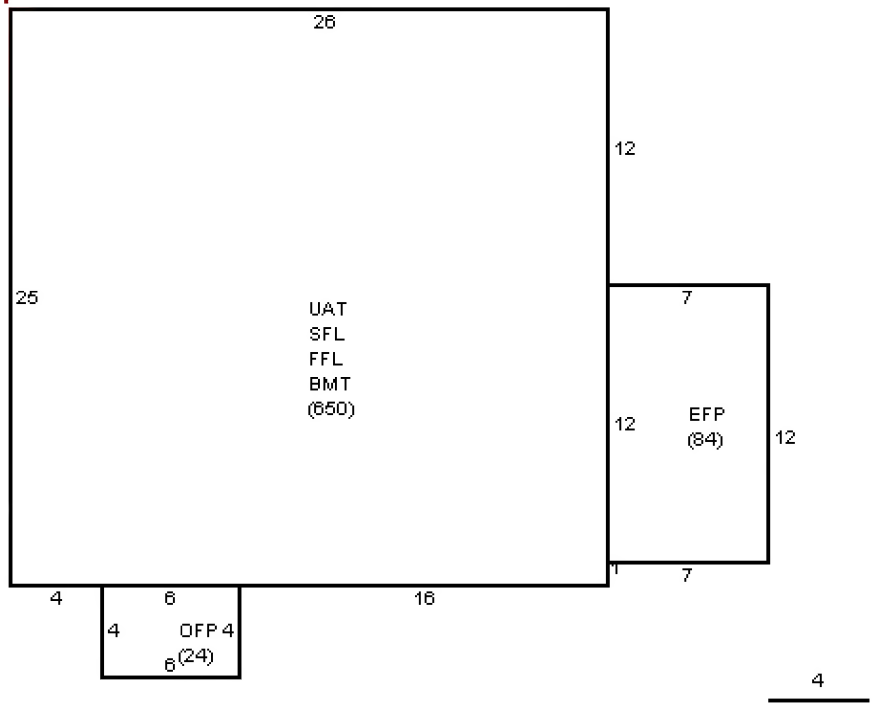
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	171.99
Special Features:	0	Val/Su Net:	117.38
Final Total:	260700	Val/Su SzAd	200.54

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	650	51.600	33,538
FFL	First Floor	650	171.990	111,794
SFL	Second Floor	650	171.990	111,794
UAT	Upper Attic	163	68.800	11,179
EFP	Enclos Porch	84	58.440	4,909
OFP	Open Porch	24	43.120	1,035

Net Sketched Area:	2,221			Total:	274,249
Size Ad	1300	Gross Area	2708	FinArea	1300

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

144.0-0010-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X20	A	AV	1930	26.36	T	40	101			3,500			3,500

More:	N	Total Yard Items:	3,500	Total Special Featues:		Total:	3,500

IMAGE

AssessPro Patriot Properties, Inc